

KEY BISCAYNE BEACH CLUB, INC
MINUTES OF THE BOARD OF DIRECTORS
May 17th, 2023

ATTENDEES

Present at Club:

Frank Andrews
Michael Bracken
Mariana Dominguez-Hardie
Patty Porro
Nancy Stoner
Manuel Rionda
Jamie Tompkins
Lili Warner
Paul Zuccarini

Call to order: 6:03 pm

MINUTES:

MOTION by Rionda: Approve minutes from the April 12th, 2023 BOD meeting. Seconded by Andrews. Unanimous. Motion passes.

MANAGER'S REPORT:

Membership Report & Member Cap Status – Zuccarini reported 648 active members. 2 spots currently available. No wait list currently.

Operational & Grounds Report – Albert continues to work hard on various projects. Swale is working well. Electric mower may be needed to keep grass low. Turtle season has begun so Turtle Lights need to be the only lights on as of 10:00 pm. All other lights must be off.

Inventory Report – Sales continue of merchandise. New colors arrived and are selling well and whites are out of stock. First time color merchandise is out selling the whites.

TREASURER'S REPORT:

Financial Status- the past year saw just over \$92,900 in initiation fees collected, all in capital account.

Michael Bracken offered to meet with new board members to review budget and fiscal plan for continuity purposes.

Operating Account = \$338,707.00

Capital Account = \$150,525.00

CC Account = \$2845.00

Schwab Accounts = MM: \$100,000.00; CD \$300,000.00

OLD BUSINESS:

-Update on Kitchen permit- Status of FOG permit Beachside Café to be told that FOG permit must be signed by Beachside Café as the applicant/owner of the restaurant business.

-Update on BBQ Improvement, Shower Privacy Wall & Shower head replacements – still working on obtaining 3 bids for work. Board agreed gas barbecues should be reconsidered and added to quotes.

-Update on By-Laws and Rules & Regs: still working with Stu Ames.

-Update on Office Assistant (Vivi) and Albert's new position: Both Vivi and Albert are doing great in their new positions.

-Update on Electrical and FPL Transformer / VAST completion: VAST estimate given without deadlines due to shortage of available materials but ready to begin accumulating supplies with 50% deposit so can be prepared when ready to connect. Nancy recommended moving ahead as all is progressing nicely.

MOTION: Rionda made motion to move forward with VAST estimate. Dominguez Hardie seconded. Passed unanimously.

Update on Approved Projects:

-Swale- Permeability of swale has helped with drainage but more still to do to further improve drainage. Working with VKB on possibilities and still considering raised bump at entrance to stop water from flowing into property.

Update on Pending Projects:

- Kitchen Window – improvements on café windows to be put on hold until terms of lease with Beachside Café are agreed upon.
- Dune protection – After discussion Board agrees manager should move forward with posts and marine rope on west side of dunes only. **MOTION:** Motion to install posts and marine rope on west side of dunes made by Warner and seconded by Rionda. Unanimously approved. Manager to advise board of quotes via email.

NEW BUSINESS:

Hire of an attorney to review lease and other legal issues on an agreed upon hourly rate- **MOTION** by Stoner to retain Michael Davey as in house counsel at a rate of \$325 per hour, to be directed only by president or designee of president with an annual budget cap of \$3250 with out board approval. Rionda seconded motion. Passed unanimously.

Parties- stages, porta-potties, etc.- After discussion, board agreed approval of stages and band locations should be done on a case by case basis. Stoner recommended considering Porta Potties rentals to be required for large parties to take the pressure off of club's old plumbing (to be hired by member hosting the party). Warner recommended KBBC set a decibel limit for bands and/or DJ's for parties.

Kick Off to Summer Party June 4th at 5pm Beachside Café- Nancy has hired the band. Advertising to be posted in person at club asap and on social media immediately following the 4th of July fundraising party.

MOTION TO ADJOURN by Rionda, seconded by Stoner. Meeting adjourned at 7:41 pm. Recorded by Lili Warner